



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

MONDAY, APRIL 27, 2026 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

OUR MISSION

The City of New Braunfels serves the community by planning for the future, responding to community needs, and preserving our natural beauty and unique heritage.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: COUNCILMEMBER CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) Children's Music and Art Instruction Day [26-449](#)

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website. Individuals desiring to speak at citizen's communications should line up behind the podium and be ready to speak.

1. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.

Action Items

- A) Approval of the city council April 6, 2026 special meeting [26-445](#) minutes, and the April 13, 2026 regular and executive session meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of the City of New Braunfels FY 2026 First [26-378](#) Quarter Investment Report.
Carren Ridge - Accounting and Treasury Manager
- C) Approval of a contract amendment with Emergicon to [26-360](#) incorporate Fire Department Billing Cost Recovery Services for the City of New Braunfels Fire Department through EMERGIFIRE LLC.
Ruy Lozano, Fire Chief
- D) Approval to renew certain established annual contracts, [26-390](#) as allowed for by their contract language and in accordance with City Charter Section 9.17.
Julie Gohlke, Assistant Purchasing Manager
- E) Approval of FY 2026 budget amendments for the Airport [26-385](#) Fund and General Fund- Economic & Community Development Department.
Karrie Cook, Budget Manager
- F) Approval of a settlement agreement between the City of [26-446](#) New Braunfels and Joe Henry Tays, Individually and as Independent Executor of the Estate of Frederick Frueholz, Jr., deceased, for the acquisition of the necessary right-of-way as part of the Kohlenberg Road Project and authorization for the City Manager to execute all necessary settlement and conveyance documents.
Matthew Eckmann, Assistant Director of Public Works
- G) Approval of Donation Agreement with New Braunfels [26-391](#) Lions Club for Disc Golf Improvements to Prince Solms Park.
Jeff Bransford, Park Development Manager

Resolutions

- H) Approval of a resolution; approving the submission of a [26-437](#) grant application to the U.S. Department of Homeland Security, Urban Area Security Initiative (UASI) - Regular Projects grant for Program Year 2026 to request funding towards the purchase of tactical medical unit communications systems, a dive trailer, and two police utility terrain vehicles (UTV's) and their associated trailers, and designation of the City Manager as the grants authorized official, to act on behalf of the City in all matters related to the grant if awarded, and designation of the Director of Finance as the Financial Officer for the grant.

Christopher Greenwell, Grants Coordinator

- I) Approval of a resolution for a Memorandum of [26-422](#) Understanding between Comal County and the City of New Braunfels supporting the submission of a grant application for the purchase of updated recruiting materials for the New Braunfels Police Department using a joint allocation of funding provided by the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation.

Christopher Greenwell, Grants Coordinator

- J) Approval of a resolution of the New Braunfels City [26-480](#) Council authorizing the submission of an application for funding under the Motor Vehicle Crime Prevention Authority Fiscal Year 2027 SB 224 Catalytic Converter Grant Program; designating the City Manager or their designee as Authorized Official to act on behalf of the City in all matters related to the grant, including the execution of all required documentation; and designating Jace Hobbs, or his designee, as Program Director and Sandy Paulos, or her designee, as Financial Officer for the grant if awarded.

Christopher Greenwell, Grants Coordinator

- K) Approval of a resolution adopting the City of New [26-231](#) Braunfels Arts & Culture Master Plan.

Mandi Scott, Economic and Community Development Manager

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- L) Approval of the first reading of an ordinance amending [26-483](#) Chapter 138 of the City of New Braunfels Code of Ordinances, related to the New Braunfels Police Department's rotation list system for incident management tows and updating fees charged by tow companies to the vehicle owners.
Osbaldo Flores, Chief of Police
- M) Approval of the second and final reading of an ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1, 2, and 900, Block 2, Mayfair - South Ransom Commercial Subdivision, consisting of approximately 10 acres.
Christopher J. Looney, AICP, Planning Director
Applicant: Comal County WID #3 (Southstar/Mayfair)
- N) Approval of a second and final reading of an ordinance updating Section 86-3, "Rules and Regulations for Control of Park and Recreation Areas" of the New Braunfels Code of Ordinances authorizing the city manager to set operating hours for city parks facilities and park concessions.
Ken Wilson, Parks and Recreation Director

2. INDIVIDUAL ITEMS FOR CONSIDERATION

Individuals desiring to speak to any individual item should line up behind the podium and be ready to speak when public comment is recognized.

- A) Public hearing and first reading of an ordinance, [26-435](#) requested by John Holler, to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, from R-2 AH (Single-Family and Two-Family Airport Hazard District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard District), currently addressed at 222 and 224 Alves Lane.
Matthew Simmont, AICP, Planning Manager

Applicant/Owner: John Holler

- B) Public hearing and first reading of an ordinance, [26-273](#) requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, to rezone approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for an STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street.

Christopher J. Looney, AICP, Planning Director

Applicant: Killen, Griffin & Farrimond, PLLC

- C) Public hearing and first reading of an ordinance, [26-454](#) requested by Monica Mason, on behalf of Brett Baer, to rezone approximately 0.2 of an acre out of the City Block Subdivision 5068, Lot 5, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 226 North Liberty Avenue.

Christopher J. Looney, AICP, Planning Director

Applicant: Monica L Mason

Owner: Brett Baer

- D) Public hearing and first reading of an ordinance, [26-441](#) requested by Nicolas Vargas, to rezone approximately 0.25 of an acre out of the City Block Subdivision 1073, Lot 11, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 182 Perryman Street.

Matthew Simmont, AICP, Planning Manager

Applicant/Owner: Nicolas Vargas

PRESENTATIONS:

- A) Second annual update on the City's 2024-2029 Strategic [26-474](#) Plan.

Jordan Matney, Deputy City Manager
Jared Werner, Assistant City Manager

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

A) Deliberate pending/contemplated litigation, settlement [26-484](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

a. Discuss Legal Options Relating to the Status of Real Estate Negotiations to Secure Necessary Right-of-Way for the Kohlenberg Road Improvements Project:

i. a 1.034 Acre (45,040 square foot) tract of land and a 0.581 acre (25,301 square foot) temporary construction easement in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

ii. a 0.576 Acre (25,077 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 428468).

b. Cause No. 2025CV0719; City of New Braunfels v. Joe Henry Tays, Individually and as Independent Executor of the Estate of Frederick Frueholz, Jr. (Deceased)

B) Deliberate issues regarding economic development [26-485](#) negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Texas State Technical College

4. IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

ADJOURNMENT

TAXPAYER IMPACT STATEMENT:

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has adopted a budget for FY2026.

2024 Value of Median-Valued Homestead Property in Comal County	\$ 349,106
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,428
2025 Value of Median-Valued Homestead Property in Comal County	\$ 354,783
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,451
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,453

2024 Value of Median-Valued Homestead Property in Guadalupe County	\$ 331,133
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,354
2025 Value of Median-Valued Homestead Property in Guadalupe County	\$ 311,795
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,275
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,277

The estimates in this Impact Statement are valid only for the FY2026 adopted budget and tax rate.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

 Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary’s Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.